

# General Notes

- Fulton County project number- 97398 LP.
- Total lots- 6
- Total acreage- 2.98 acres
- Density- 1.7 lots/acre
- Zoning- R-3 case number- N/A
- Setback information-  
front- 50 feet  
side- 10 feet corner- 20  
rear- 35 feet  
min lot width at building line- 100  
min lot size- 18,000 square feet  
min heated floor space- 1,320
- All construction to conform to Fulton County standards and specifications whether or not comments where made
- Datum is based on M.S.L. BM- R.M. 155-BRASS CAP  
DOWNSTREAM SIDE CURB ON WINDSOR  
BRIDGE OVER NANCY CREEK.  
ELEV. = 843.45
- Water service to be provided by CITY OF ATLANTA
- All radii on R/W intersections- 20 feet.
- All radii on curb intersections- 30 feet.
- Distances shown are horizontal.
- Bearings shown are based on magnetic north
- Iron pins to be placed at all lot corners.
- Fulton County personnel and/or agents shall have free and total access to and across all easements
- No NGS monument exists within 500 feet of boundary line
- This project to be served by  
X gravity sewer provided by Fulton County  
individual on-site septic systems
- Owner / Developer-  
LIFESTYLE COMMUNITIES, INC.  
801 GLENRIDGE DR. N.E. STE. 395  
ATLANTA, GA. 30328  
phone- (404) 252-2936
- Builders must verify location and invert of sanitary sewer laterals prior to setting any finished floors to assure proper service
- Lots adjacent to flood prone areas must comply with section 4 29 9 item D of the zoning resolution concerning building pads.
- Builders must verify field location of all storm and sanitary sewer easements (public and private), floodplain limits and buffers and public and private prior to any construction (see note 24, 25 and 27)
- As of 8-25 1999, to the best of our knowledge, there are no bury pits located on the property. Also, the contractor and/or developer have advised W&B that there are no bury pits of which they are aware.
- Detention facilities are to be maintained by the Homeowners Association as stated in the "Owners Maintenance and Indemnification Agreement for Detention Ponds" recorded in Deed Book 2071 pages 345 - 348 dated 3/20/99 Fulton County records.
- Storm drainage and sanitary sewer easements shown hereon are centered on the natural drains, structures and pipes associated with the easements. All structures, lines or drains near any area of proposed land disturbance or construction should be field located prior to proceeding. No construction should occur within any easement area.
- Easement lines are discontinued or broken in many areas. The overall pattern of easement lines confirm the location of such easements. Where easement lines are broken in this fashion, the easement is hereby identified to run continuously throughout the width or depth of the lots or blocks of lots on which any portion of the easement line is indicated. If an easement is shown on only one portion of a lot line it is hereby identified to run the entire length of the lot line at the same easement width and portion shown. All flood zone areas are hereby identified as drainage easement areas of variable width following the flood zone boundaries.
- The 100 year flood zone shown hereon and the 25 foot or 35 foot stream buffers shown hereon are approximate and should not be scaled. The builder must verify field location of such prior to any construction.
- Detention is provided for in the Detention facility located.

## FINAL PLAT APPROVAL

The Director of the ENV. & COMM. DEV. DEPT of Fulton County, Georgia, certifies that this plat complies with the Fulton County Zoning Resolution, Conditions of Zoning, and the 1982 Fulton County Subdivision Regulations as amended

Raymond J. White Date 4/26/99 1999  
Director Environment & Comm. Dev. Dept.

## FULTON COUNTY HEALTH DEPARTMENT

This subdivision, as shown, is approved upon the condition that sewage disposal and water supply facilities are in compliance with Articles C & D. Sewage Disposal and Drinking Water Supply of Fulton County Health Dept regulations and in accordance with the requirements below

### WATER SUPPLY

- ☒ Public Water Supply  
☐ Individual Water Supplies  
Service Requirements-S/D Type  
☒ Type "A"  
☐ Type "B"

4.26.99

Date

Revision Date

### SEWAGE DISPOSAL

- ☒ Public Sanitary  
☐ Individual on-site Sewage  
Service Requirements-S/D Type  
☒ Type "A" ☐ Type "C"  
☐ Type "B" ☐ Type "D"

Don Gilman

Fulton County Health Department

Fulton County Health Department

## CERTIFICATE

"THIS IS TO CERTIFY THAT THE VOLUME AND THE STRUCTURE OF THE DETENTION POND, AS SHOWN ON THE FINAL PLAT FOR WINDSOR COURT, IS IN COMPLIANCE WITH THE APPROVED HYDROLOGY STUDY AND CONSTRUCTION PLAN (HYDROLOGY STUDY FOR WINDSOR CT. DATED JUNE 16, 1998) UNDER LPP# 97398 LP. APPROVED 6-25-98."

REGISTERED GEORGIA PROFESSIONAL ENGINEER, No. 24395

THIS PLAT SUPERCEDES THE EXEMPTION  
PLAT FOR WINDSOR ROSE RECORDED  
IN P.B. 197, PAGE 19-20.

FINAL PLAT FOR  
WINDSOR COURT  
LAND LOT 41 ~ 17TH DISTRICT  
FULTON COUNTY, GEORGIA  
SURVEYED BY  
WATTS & BROWNING ENGINEERS, INC.  
MARCH 24, 1999 SCALE: 1"=50'

## OWNERS ACKNOWLEDGEMENT: (STATE OF GEORGIA) (COUNTY OF FULTON)

The owner of record of the land shown on this plat and whose name is subscribed thereto, in person or through a duly authorized agent, hereby acknowledges that this plat was made from an actual survey, dedicates to Fulton County, the complete ownership and use of all water and sewer improvements constructed or to be constructed in accordance with this plat, and dedicates to the use of the public forever the following:

Public Streets 5004 S.F. acres  
Public Sewer Easements 0.22 acres  
Public Drainage Easements 0 acres  
Public Parks/Open Space 0 acres

## SAM LEVETO

Typed Name of Subdivider / OWNER

Signature of Subdivider / OWNER

4/28/99  
Date

Date

## DRAINAGE

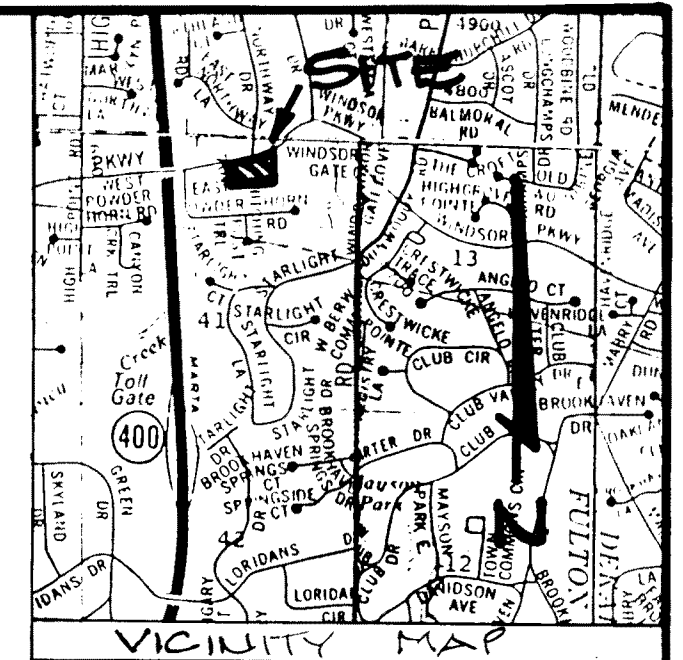
"The owner of record, on behalf of himself (itself) and all successors in interest, specifically releases Fulton County from any and all liability and responsibility for flooding or erosion from storm drains or from flooding from high water of natural creeks, rivers or drainage features. A drainage easement is hereby established for the sole purpose of providing for the emergency protection of the free flow of surface waters along all watercourses as established by these Regulations and the Director of the Department of Public Works. Said Director may conduct emergency maintenance operations within this easement where emergency conditions exist. Emergency maintenance shall be the removal of trees and other debris, excavation, filling and the like, necessary to remedy a condition, which in the judgement of said Director, is potentially injurious to life, property or the public road or utility system. Such emergency maintenance, conducted for a common good, shall not be construed as constituting a continuing maintenance obligation on the part of Fulton County, nor an abrogation of Fulton County's right to seek reimbursement for expenses from the owner/s of the property/ies of the lands that generated the conditions."

## Final Engineering Certificate

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist or are marked as FUTURE and their location, size, type and material are correctly shown; and that all engineering requirements of the zoning resolution, and all other applicable rules and regulations of Fulton County have been fully complied with.

By Raymond J. White Registered C.E. No. 19315

V. J. Hammond Registered LS No. 2121



## Slope Statement

This plat is approved with the understanding that easement is granted Fulton County along all road frontage for the purpose of sloping outs and fills as follows:  
0' to 5' - not less than 3 to 1 slope  
5' to 10' depth - not less than 2 to 1 slope

## Certification As to Recording

This is to certify that this plat has been recorded in Plat Book 220 Page 46 of Fulton County Records on 4-29 1999  
C. Coleman  
Clerk, Superior Court  
Fulton County, Georgia

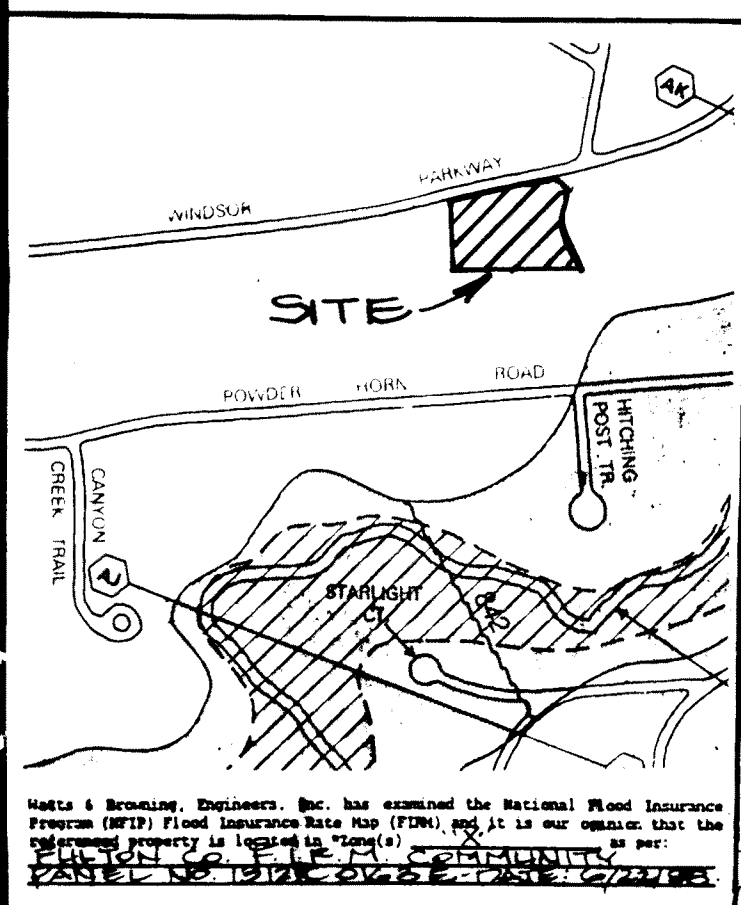
The field data upon which this map or plat is based has a closure precision of one foot in 158,078 feet and an angular error of 01 per angle point, and was adjusted using Compass rule.

This map or plat has been calculated for closure and is found to be accurate within one foot in 157,478 feet.

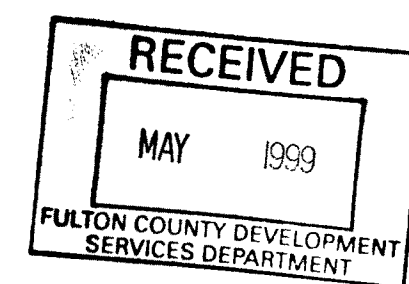
A WILD T-1000 & DI-KO TOTAL STATION were used to obtain the linear and angular measurements used in the preparation of this plat.

WATTS & BROWNING ENGINEERS, INC.  
CIVIL ENGINEERS, LAND PLANNERS & SURVEYORS  
1824 AIRPORT ROAD - SUITE 120  
ATLANTA, GEORGIA 30341-4953  
TELEPHONE (770) 451-7453

Surveyed By: CV  
Drawn By: SPS/BLG  
Checked By: 110  
Field Book#: 970120  
Job Number: 970120  
Folder Info: 940844  
Plat File: 0



In my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law  
Raymond J. White  
Member Surveying and Mapping Society of Georgia



A - ARC	US - UNDEVELOPED AREA
AC - ACRES	WH - WALKWAY
ASP - ASPHALT	MC - MAIL IN CAP
SB - BOTTOM OF BANK	NF - NAIL FOUND
SC - BACK OF CURB	NF - NOW OR FORMERLY
AC - BOTTOM OF CURB	OF - ORANGE PIN FLAG
BL - BUILDING SETBACK LINE	OPM - ORANGE PAINT MARK
BM - BENCHMARK	OT - OPEN TOP PIPE
BPF - BLUE PIN FLAG	P - POWER LINE
SPM - BLUE PAINT MARK	PB - PLAT BOOK
BS - BOTTOM OF SLOPE	PB - POWER BOX
BSO - BELL SOUTH TELEPHONE CO	PC - PAGES
BW - BOTTOM OF WALL	PC - POINT OF BEGINNING
CB - CURB INLET	PL - PROPERTY LINE
CL - CENTERLINE	POB - POINT OF BEGINNING
CM - CONCRETE MONUMENT FOUND	PP - POWER POLE
CMP - CORRUGATED METAL PIPE	PS - PARKING SPACE(S)
CO - CLEAVOUT	PVC - POLYVINYLCHLORIDE PIPE
CT - CRIMPED TOP PIPE	R - RADIUS
CTV - CABLE TELEVISION	RI - CURVE TO THE RIGHT
CAV - CONCRETE WALK	RCP - REINFORCED CONCRETE PIPE
DB - DEED BOOK	RFP - RED PIN FLAG
DE - DRAINAGE EASEMENT	RM - RED PAINT MARK
E - EASEMENT	RR - REINFORCING ROD
FC - FACE OF CURB	RT - RAILROAD
FE - FENCE CORNER	RW - RIGHT OF WAY
FFE - FINISHED FLOOR ELEVATION	SF - SQUARE FEET
FI - FIRE HYDRANT	SP - SERVICE POLE
G - GAS LINE	SR - SOLID ROD
GM - GAS METER	SS - SANITARY SEWER
GP - GEORGIA POWER COMPANY	SSE - SANITARY SEWER EASEMENT
GV - GAS VALVE	SW - SIDEWALK
GW - GUY WIRE	T - TOP OF SLOPE
H - HANDICAP PARKING SPACE(S)	TB - TOP OF BANK
HW - HIGH WATER	TB - TELEPHONE BOX
HWW - HEADWALL	TB - TELEPHONE POLE
INV - INVERT	T/C - TOP OF CURB
IPF - IRON PIN FOUND	TP - TELEPHONE POLE
IPP - IRON PIN PLACED	TS - TOP OF SLOPE
J - JUNCTION BOX	TW - TOP OF WALL
LC - CURVE TO THE LEFT	W - WATER LINE
LA - LIMIT OF ACCESS	WM - WATER METER
LC - LENGTH OF CHORD	WV - WATER VALVE
LL - LAND LOT LINE	YF - YELLOW PIN FLAG
LPL - LIGHT/PAINT POLE	YPM - YELLOW PAINT MARK

SHEET 1 OF 2

Fulton 17th 1147

4-29-99 206 97 C. Coleman

HIGH POINT ROAD

GEORGIA 400  
No. 7 HIGHWAY

NORTHWAY DRIVE

$\sim 50^\circ \text{ R/W}$

GIS. TIE

4/F  
JUAN D RODRIGUEZ  
(1-532-1-46463)

N/F  
FULTON COUNTY  
(D.B. 4804/Pg. 541-543)

GRID NORTH WEST ZONE

- ①  $N 84^{\circ} 20' 29'' E \sim 93.00$
- ②  $N 00^{\circ} 16' 32'' E \sim 10.86$
- ③  $N 84^{\circ} 20' 29'' E \sim 296.99$
- ④  $N 88^{\circ} 29' 09'' E \sim 50.60$
- ⑤  $N 84^{\circ} 11' 46'' E \sim 177.06$
- ⑥  $N 84^{\circ} 11' 46'' E \sim 173.84$
- ⑦  $N 83^{\circ} 05' 52'' E \sim 100.05$
- ⑧  $N 83^{\circ} 44' 14'' E \sim 99.52$
- ⑨  $N 83^{\circ} 04' 17'' E \sim 101.28$
- ⑩  $N 79^{\circ} 56' 19'' E \sim 99.88$
- ⑪  $N 76^{\circ} 45' 44'' E \sim 145.65$

### LEGEND

- |     |                         |     |                          |
|-----|-------------------------|-----|--------------------------|
| A   | -ARC                    | LS  | LAMSCAPED AREA           |
| AC  | ACRE(S)                 | LM  | LANE(S)                  |
| ASP | ASPHALT                 | NAC | NAIL IN CUP              |
| BB  | BOTTOM OF BANK          | NF  | NO FUND                  |
| BC  | BACK OF CURB            | NO  | NOT OR FORMERLY          |
| CC  | CURB OF CURB            | OP  | ORANGE PIN FLAG          |
| BL  | BUILDING TRACK LINE     | OR  | ORANGE PIN FLAG          |
| BM  | BENCHMARK               | OT  | OPEN TOP MARK            |
| BPF | BENCH POINT             | P   | POWER LINE               |
| BS  | BELL POINT MARK         | PL  | PLAT BOOK                |
| BSM | BOTTOM OF SLOPE         | PW  | POWER BOX                |
| BSO | BOTTOM OF TELEPHONE CO. | PL  | PLASTER                  |
| BV  | BOTTOM OF WALL          | PIV | PIVOTATOR VALVE          |
| CB  | CATCH BASIN             | PM  | PROBATIONARY VALUE       |
| CL  | CURB IN                 | PO  | POINT OF BEGINNING       |
| CL  | CENTERLINE              | POB | POINT OF BEGINNING       |
| CL  | CHAIN LINK              | PP  | POWER POLE               |
| CM  | CORNER MONUMENT FOUND   | PR  | PRESSURE PIPING          |
| CMP | CORRUGATED METAL PIPE   | PVC | POLYVINYLCHLORIDE PIPE   |
| CR  | CRAMPED TOP PIPE        | R   | RADIUS                   |
| CTV | CABLE TELEVISION        | RI  | RIDGE TO THE RIGHT       |
| CU  | CURB WALK               | RCP | REINFORCED CONCRETE PIPE |
| DE  | DEED BOOK               | RF  | RED PIN FLAG             |
| DE  | DRAINAGE EASEMENT       | RR  | RED POINT MARK           |
| D   | DRAINAGE                | RR  | REINFORCING ROD          |
| E   | EASEMENT                | R   | RAILROAD                 |
| FC  | FACE OF CURB            | RT  | RETAINING                |
| FE  | FENCE CORNER            | RW  | RIGHT OF WAY             |
| FE  | FENCE ELEVATION         | SW  | SQUARE FEET              |
| F   | FIRE HYDRANT            | SV  | SERVICE POLE             |
| FM  | FIRE METER              | SR  | SOLID ROD                |
| GM  | GAS METER               | SS  | SANITARY SEWER           |
| GP  | GEORGIA POWER COMPANY   | SSE | SANITARY SEWER EASEMENT  |
| GV  | GAS VALVE               | SV  | SIDEWALK                 |
| GW  | GAS WATER               | T   | TELEPHONE                |
| HC  | HANDICAP PARKING SPACE  | TB  | TOP OF BANK              |
| HW  | HIGH WATER              | TB  | TELEPHONE BOX            |
| H   | HIGH WALL               | TBM | TEMPORARY BENCHMARK      |
| INV | INVERT                  | TC  | TOP OF CURB              |
| IR  | IRON PIN FOUND          | TO  | TOP OF SLOPE             |
| IPP | IRON PIN FOUND          | TS  | TRAFFIC SIGNAL           |
| J   | JUNCTION BOX            | TV  | TOP OF WALL              |
| JK  | JURMOTION TO THE LEFT   | W   | WATER                    |
| LA  | LACK OF EVIDENCE        | WM  | WATER METER              |
| L   | LENGTH OF CHORD         | WV  | WATER VALVE              |
| LL  | LAND LOT LINE           | YF  | YELLOW PIN FLAG          |
| LL  | LAND LOT LINE           | YPM | YELLOW PANT MARK         |

NOTE: INTERIOR IMPROVEMENTS NOT SHOWN.

FINAL PLAN FOR  
WINDSOR COURT

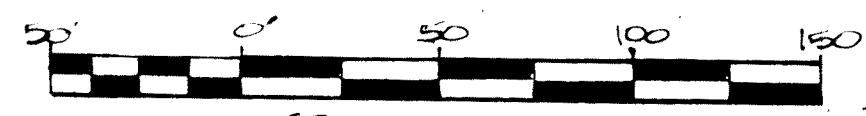
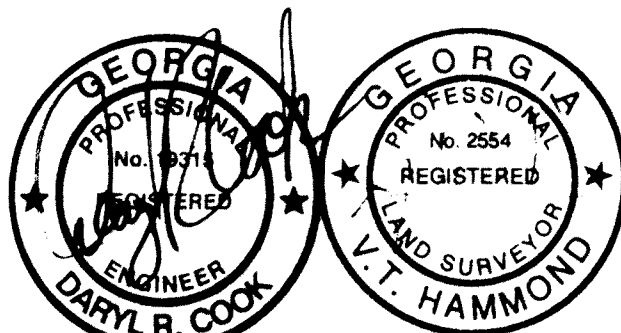
LAND LOT 41 ~ 17<sup>TH</sup> DISTRICT  
FULTON COUNTY, GEORGIA

SURVEYED BY  
WATTS & BROWNING ENGINEERS,  
INC.

MARCH 24, 1999

SCALE: 1"=50'

EXIST. DETENTION  
100 YR. HW-845.86  
25 YR. HW-845.61  
100 YR. VOL-3920 cu. FT.  
25 YR. VOL-3485 cu. FT.



SHEET 2 OF 2.

**WATTS & BROWNING ENGINEERS, INC.**  
CIVIL ENGINEERS, LAND PLANNERS & SURVEYORS  
1854 AIRPORT ROAD - SUITE 120  
ATLANTA, GEORGIA 30341-4853  
TELEPHONE (770) 451-7453

Surveyed By: \_\_\_\_\_  
 Drawn By: C.V.  
 Checked By: S/S/S/S  
 Field Book#: 1719  
 Job Number: 970120  
 Folder Info. 970120  
240644  
 Plat File: B

Fieldon 1971 2241